

Williamson County, Tennessee

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Department of

Community Development

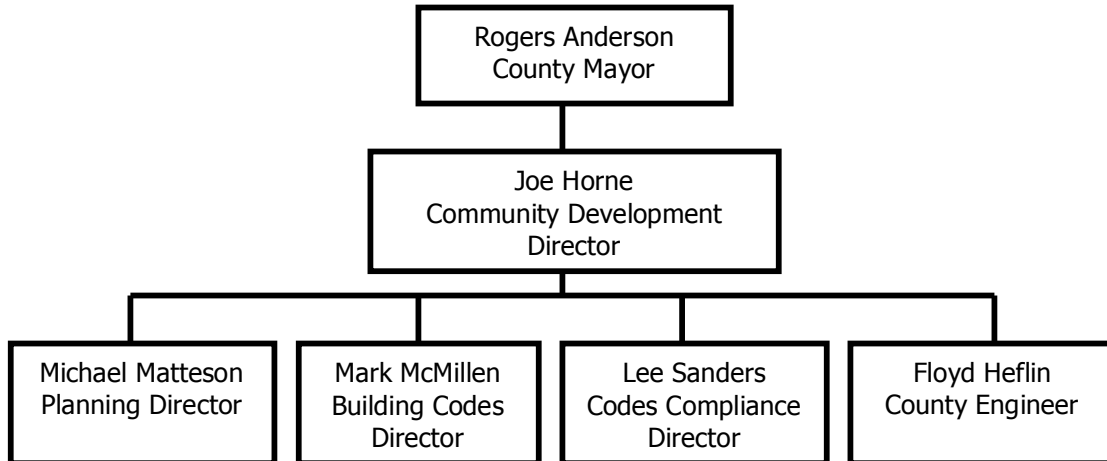
2005 ANNUAL REPORT



COMMUNITY DEVELOPMENT
BUILDING CODES
CODES COMPLIANCE
ENGINEERING
PLANNING

Community Development

Introduction

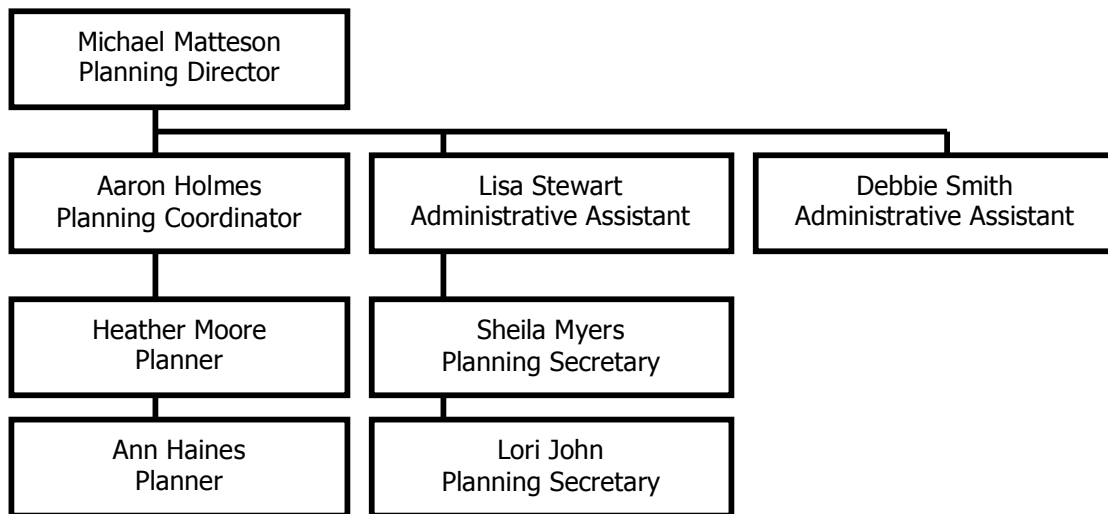


The Community Development Department provides the framework for planning and development services for the unincorporated portion of Williamson County. In a county undergoing the growth confronting Williamson County, it is important these services are integrated as much as practicable. The integration of these services allow not only for the provision of housing and related services to our community, but allow for the opportunity to monitor these markets and develop new techniques to mitigate the effects of this growth.

County Planning

Introduction

County Planning plays an integral role in maintaining the quality of development in unincorporated Williamson County, which includes assisting developers and the general public in administering the Zoning Ordinance and other regulations. This department is responsible for support of the County Board of Commissioners, the Williamson County Regional Planning Commission, the Highway Commission, and other boards that may require routine aid in administering and interpreting the Zoning Ordinance, the Subdivision Regulations and Flood Plain Regulations, and for any specific research that may arise.



The County's Planning Department is located on the 4th floor of the Williamson County Administrative Complex along with the Building Codes, Codes Compliance and Engineering Departments. County Planning services are directed by Michael Matteson, Planning Director, who is assisted by Aaron Holmes, Ann Haines, and Heather Moore.

Overview

The following is a summary of the activity for 2005. This is statistical data will allow the Staff, the Planning Commission, the Board of Commissioners and the general public insight into the amount of growth within this county.

Zoning Certificates

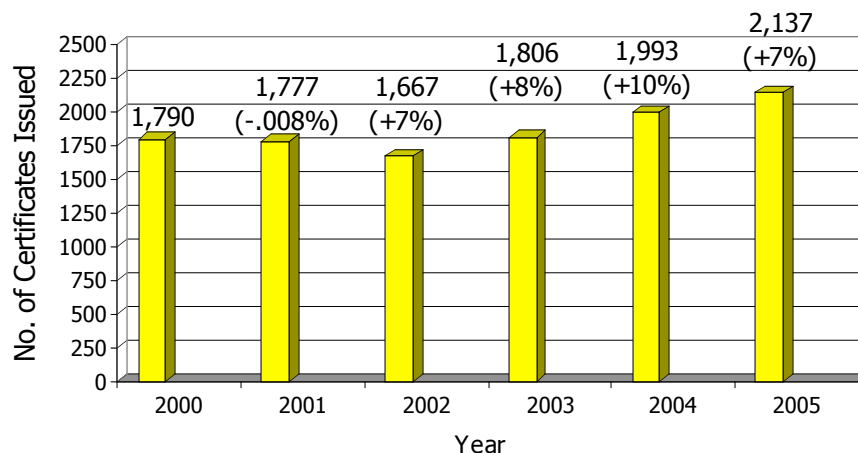
This form is the beginning of the planning process for both the general public and developers. Every inquiry, whether it be for a new home, addition to an existing home, a swimming pool or subdivision, a Zoning Certificate is required. This form serves two purposes. The first is to provide both the staff and the applicant with a written record of the required procedure to achieve an approval. Secondly, this written record alleviates any misunderstandings between the staff and the applicant.

When a request for a Zoning Certificate is turned in, the staff pulls the property assessment card, confirms the zoning, the use that is currently on the property, and the floodplain status, if any. Staff will determine if the requested use can occur on the property, and if it is allowed, the applicant will be allowed to proceed. In some instances, the Plans Review process is required before the staff can grant approval to any use. Plans Review provides each department, i.e. Building Codes, Codes Compliance, Engineering, Highway, Planning, and Sewage Disposal an opportunity to review the request to ensure it meets their requirements as well. Plans Review is held each Tuesday and Thursday.

As a general practice, “same day service” is the goal. However, per section 9230 of the Zoning Ordinance, the Staff may take up to three (3) days to approve a request for a single lot development, and up to thirty (30) days for multiple lot developments. The Staff attempts to make the wait for approval as short as possible in all instances.

In 2005, the staff processed 2,137 Zoning Certificates. The following table illustrates the number of Zoning Certificates issued from 2000 to 2005. The percentage of change from year-to-year is in parentheses.

Zoning Certificates, 2000 through 2005



Map Amendments

There were no amendments to the zoning map made in 2005, i.e. requests to rezone property.

Text Amendments

In 2005 there were fourteen (14) amendments to different regulations utilized by the Planning Department. Many of these amendments go hand in hand, i.e. if one regulation is amended, another might have to be amended in order to achieve the desired result. A brief description of the amendment is listed with the appropriate regulation that was amended.

- There were nine (9) amendments to the Williamson County Zoning Ordinance, which include revisions to the submittal checklists, the animal boarding regulations, floodplain regulations, telecommunications regulations, accessory structures, septic disposal areas, parking requirements, and farm wineries,
- There were two (2) amendments to the Williamson County Subdivision Regulations. They are: Off-Site Septic Variances, and Large Lot Easement Subdivisions.
- There were two (2) amendments to the Williamson County Stormwater Regulations. This includes amending the O & M Agreement.
- There was one (1) amendment to the Williamson County Wastewater Regulations.

Major Subdivisions

Major subdivisions are defined as those consisting of five (5) or more lots. In this category, there are not only conventional subdivisions but Resource Conservation Developments (RCDs) and Planned Resource Conservation Developments (PRCDs) as well.

The following table details the activity for this year.

#	Name	Section	Lots	Comments
1	Abington Ridge	I	41	
2	Winterset Woods		63	Annexed by Nolensville
3	Watkins Creek	3	40	
4	Watkins Creek	4	17	
5	Belle Chase Farms	1	31	
6	McDainels Road Estates		5	
7	Leipers Valley S/d		5	

8	Mauldin Wood		5	
9	The Woods of Blackberry		7	
10	Breckston Park	2	31	
11	Winterset Woods	2E	34	Annexed by Nolensville
12	Blackhawk	2	11	
13	Kings Chapel	1	48	
14	Belle Vista	1	30	
15	Silver Stream Farm	1-A	6	
16	Bell Pond		10	
17	Stockett Creek	1	26	
18	Ambergate (Revised)	2	9	

Minor Subdivisions

Minor Subdivisions consists of two (2) lots. Where there are no bondable improvements required Staff has the discretion to review and approve these plats. In 2005, Staff approved 123 Minor Subdivisions consisting of 171 lots

Plat Revisions

Plat Revisions that contain two (2) or fewer lots are subject to review and approval by the Staff. There are many different items that may be dealt with on a revised plat, including a lot line shift. In 2005, Staff approved revisions to 91 plats.

Non-Residential Site Plans

The Planning Commission has reviewed a diverse range of non-residential site plans, which includes churches. In 2005, there were thirty-five (35) non-residential site plans reviewed with a total of 65,830 square feet. The following table outlines those plans reviewed.

	Type	SF	Comments
1	Franklin Equine Services		Change of Use
2	All Service Propane		Annexed by Franklin
3	TN Renaissance Festival	N/A	Community Event
4	Temporary Fireworks Stand	N/A	
5	Temporary Fireworks Stand	N/A	
6	Temporary Fireworks Stand	N/A	

7	Concord Homes		Change of Use
8	Old Natchez Country Club	2,310	
9	Arrington Volunteer Fire Station	300	
10	James Winter Property	8,400	
11	Reflection Reality	880	
12	King Firework Stand	N/A	
13	King Firework Stand	N/A	
14	GW Jones	1,800	
15	Steel Horse Stampede	N/A	
16	Restore Tech	15,500	
17	Leipers Fork Blue Grass Festival	N/A	Community Event
18	Clayborne Tabernacle Church	2,925	
19	Verizon Wireless	N/A	
20	TN Native American Eagle Org.	N/A	Community Event
21	El Ranchito Mexian Resturant	11,639	Withdrawn by Applicant
22	Whitt's BBQ		Change of Use
23	Harpeth School Gymnastics	N/A	Addition of Parking Area
24	Concord Homes		Change of Use (Different Use from Number 7 listed above)
25	Little House Animal Clinic	4,439	
26	Currey Ingram Academy	550	
27	Cedarwood Nursery	7,020	
28	Spring Hollow Learning Ctr	200	
29	Garrett Shopping Center	6,000	Change of Use
30	Kings Chapel HO Amenity Ctr.	1,535	
31	Kings Chapel Gate House	528	
32	Kings Chapel Temp Sales Ofc.	1,535	
33	Kings Chapel Bath House	269	
34	College Grove UM Church	4,950	
35	Liberty Hill Church of Christ	3,005	

Conditional Uses

The Zoning Ordinance defines a conditional use as have some special or unique impact on the surrounding properties. Conditional uses are evaluated by the Planning Commission through the public hearing process. In 2005, the Planning Commission reviewed thirteen (13) conditional uses. The following table illustrates those reviewed.

	Name	SF/Lots	Comments
1	2nd Nature Lawn Care	4,950	
2	TSC Grassland	31,795	Denied
3	Dark Horse Studio Addition	3,000	
4	Now & Then Antiques	860	Change of Use
5	Turman Machines	600	
6	Cave Studio	1,327	
7	Freeman Photographers Inc.	2,520	Residential Business
8	White Oak Equine Services	2,100	
9	Peachtree Farm	4,000	
10	U and the Horse U Rode In On	3,444	
11	Grace Church	13,107	
12	Leavitt Ridge (The Music Store)	960	
13	Hot Rods & Threads	5,647	

Update to the Williamson County Comprehensive Plan

McBride, Dale, Clarion of Cincinnati, Ohio has been contracted to undertake the Update to the Williamson County Comprehensive Plan. In 2005, there were two (2) rounds of Public Workshops to solicit input from the general public. These workshops were held at Hillsboro Elementary, Page Middle and Grassland Middle Schools in June/July and October. Our consultant presented a draft of the Goals and Objectives that came out of the two Public Workshops to County Leaders in November. The draft of the plan is expected in late spring/early summer of 2006.

Draft of the Goals and Objectives for the Update to the Williamson County Comprehensive Plan

Below is the draft of the Goals and Objectives for the Update to the Williamson County Comprehensive Plan. These Goals and Objectives came out of the three (3) public workshops held in June and July. The first draft was presented to the Comprehensive Plan Update Steering Committee in September, and revised with their comments. Next, they were presented to the public at three (3) workshops in October. Taking all the comments received into consideration, they were revised and presented to County Leaders in November.

Land Use Goals and Objectives

Goal 1: Efficient Growth

Williamson County will grow and develop efficiently relative to the cost and timing of providing infrastructure and public services.

- Objective 1: Growth will be coordinated with available or planned public services and infrastructure. [Planning Consensus]¹
- Objective 2: Land use will be planned in concert with public services and infrastructure. Low-density uses will be planned in areas not efficiently served by public services, and compatible higher densities will be planned in areas that can be efficiently served with public services pursuant to the future land use plan.
- Objective 3: A compact development pattern will be identified that results in a more cost efficient infrastructure expansion and the reduction in the perception and/or realities of urban sprawl. Open space and rural preservation, along with the protection of our natural and historic resources will be promoted through a compact development pattern with new growth encouraged to occur in and around existing or planned population centers. Urban and suburban types of growth will be discouraged in rural areas that do not have sufficient services. [Planning Consensus]
- Objective 4: The County will use this Comprehensive Plan as a tool for making development decisions regarding land use, zoning, and the expansion of public infrastructure. [Planning Consensus]

Goal 2: Fiscally Sound Growth

Williamson County will grow and develop with a fiscally responsible land use pattern where new growth will fund its fair share of the costs of public services and facilities needed as a result of that growth.

- Objective 1: The costs of growth will be allocated fairly between local governments and the development community. Growth should generally pay its own way and new developments should include appropriate road improvements, as well as public land dedications for schools, parks, and public service facilities that will be demanded by the new development. [Public Services Consensus]

¹ The comments in [brackets] at the end of certain objectives indicate instances in which consensus results of the June and July 2005 public workshops were directly incorporated into the goals and objectives.

- Objective 2: Williamson County will develop a system of measuring fiscal impacts of growth in a manner consistent with regional methods and models.

Goal 3: Suburban and Rural Distinctions

Existing and planned suburban areas will be stable, vibrant, and well defined; development in rural areas will be reflective of low-density developments that are designed to maintain the true rural character of the area.

- Objective 1: Distinctions between areas currently categorized into Rural districts, Estate districts, Suburban Estate districts, Suburban districts, Neighborhood Conservation districts, and Crossroad districts will be clearly defined in terms of appropriate land uses, quality and character of development designs, geographic delineation, and their relationships to public services and facilities.
- Objective 2: Growth will continue to be organized around a geographic system of Urban Growth Boundaries, Planned Growth Areas and Rural Areas, consistent with Tennessee Public Chapter 1101.
- Objective 3: New urban or suburban development will be targeted in or around the existing cities and designated major activity areas at densities that promote an efficient utilization of land while being compatible with existing neighborhoods and municipal comprehensive plans. Planned Growth Areas will accommodate new growth with a balance of land uses, including open spaces, although certain Planned Growth Areas, or portions of Planned Growth Areas may continue to maintain a rural character based on the future land use plan.
- Objective 4: Development in Rural Areas will maintain rural character. Lower gross densities will be preserved in those Rural Areas, with new development encouraged to permanently preserve open space with compatible net densities, especially environmentally and historically sensitive areas. Compatible rural businesses will be accommodated within the Rural Areas.
- Objective 5: Existing villages and hamlets will be preserved through the creation of a focused area plan and development guidelines designed to allow new developments only when they are deemed to be compatible with the existing character of the area, including historic character where appropriate.

- Objective 6: The continuation of agricultural and equestrian uses is encouraged as long as is feasible, but as such uses are converted to non-agricultural uses, the rural density, character and sensitive environmental features of the area will be preserved.

Goal 4: Quality of Growth

Williamson County will ensure that land resources are allocated for uses that will accommodate and enhance the rural character, protect the natural and historic resources, ensure adequate community facilities, and provide a range of housing - resulting in the preservation of a high quality of life.

- Objective 1: The opportunities presented by growth will be maximized, and the negative impacts of growth (i.e. traffic, land use, storm water, environmental, loss of community character) will be minimized.
- Objective 2: The design quality and appearance of new development in Williamson County will be exemplary. High standards for residential and non-residential development quality will be implemented and enforced – with emphasis on land use compatibility, open space preservation, traffic impacts, and environmental impacts.
- Objective 3: Williamson County will continue to encourage citizen input through the development review process as a means to further promote design quality.

Natural and Cultural Resources Goals and Objectives

Goal 1: Conservation and Protection

Williamson County will conserve and protect the natural environment, open spaces, and historic resources it has come to be known for.

- Objective 1: Williamson County will protect unique resources from the negative impacts of development including, but not limited to, water quality, historic roads and sites, stonewalls, farmland, forests, streams and rural character. [Resource Consensus]
- Objective 2: Williamson County will continue to implement and enforce measures designed to protect natural resources such as watershed protection, water conservation activities, stream and lake setbacks, and stricter floodplain controls. [Resource Consensus]

- Objective 3: Williamson County will promote and emphasize the protection of natural and historic resources in areas where major infrastructure, such as regional transportation facilities, are proposed.
- Objective 4: The preservation of environmental quality will be promoted in planning for new development and public services. [Resource Consensus]

Goal 2: Open Space Preservation

Williamson County will promote the permanent preservation of open space systems throughout the County, with an emphasis on farmland, woodlands, hilltops and slopes and other environmentally sensitive areas.

- Objective 1: Williamson County will develop and implement coordinated plans for a linked system of open space and conservation areas.
- Objective 2: Williamson County will develop a variety of public and private tools to preserve open space in order to maximize the opportunities to protect open space over the long-term. [Open Space Consensus]
- Objective 3: Williamson County will encourage the preservation and incorporation of open space in individual developments pursuant to design standards that promote quality open space that is usable and accessible to all residents. These open spaces will be coordinated with, and linked to open space in adjacent developments and other communities.

Goal 3: Historic Preservation

The preservation of Williamson County's historic resources will be promoted as an important contributor to the community's livability and quality of life, as well as the community's economic development. [Historic Protection Consensus]

- Objective 1: Williamson County will develop a plan that will help identify, and prioritize, significant historic resources within the community as well as a variety of methods to protect such resources long into the future.

Community Facilities and Services Goals and Objectives

Goal 1: Efficient Public Facilities and Services

In order to foster an efficient provision of services, development will occur in a more compact form, with growth oriented in and around existing and planned service areas.

- Objective 1: Growth will generally be directed toward existing or planned service areas and pushed away from rural areas with rural levels of services.
- Objective 2: New residential uses (other than low-density rural residential) will be directed to areas that can be efficiently served with sanitary sewers or are appropriate for alternative sewer technologies, but only pursuant to the future land use plan.

Goal 2: Adequate Public Facilities and Services

Williamson County will ensure that public facilities have the capacity, are coordinated with the Comprehensive Plan, and are in place when needed to support and attract growth and development and maintain quality of life. Land use decisions will be made based on identification of appropriate patterns pursuant to the future land use plan, not on the availability of alternative sewer technology.

- Objective 1: New development will be served with public facilities that meet or exceed level of service standards for public facilities that will be developed or refined as part of the implementation of this plan.
- Objective 2: Fair and predictable standards will be developed for allocating infrastructure costs between the development community and the County.
- Objective 3: The County will focus alternative sewage technologies that promote higher density developments into areas where growth is encouraged.
- Objective 4: The County will establish policies and practices that control the location and operation of alternative sewage technologies with the interest of public health, safety and welfare in mind, either through regulation or through public operation and maintenance. Specifically, future land use patterns will not be driven by the availability of alternative sewer technology.

Goal 3: Government, Health, and Education

Williamson County will help provide adequate and accessible government facilities, and health care facilities, and will support the provision of educational facilities to all of its citizens.

- Objective 1: Williamson County schools will meet and exceed all state requirements for education programs and facilities while continuing to identify alternative methods to fund educational services throughout the community. [Education Consensus]

Transportation Goals and Objectives

Goal 1: Adequate Transportation System

Williamson County will provide transportation system designed to move people and goods and provide a level of service that supports targeted economic development and maintains a high quality of life. [Transportation Consensus]

- Objective 1: Growth will be coordinated with available or planned transportation facilities. [Planning Consensus]
- Objective 2: Land use will be planned in concert with transportation facilities. Low-density uses will be planned in areas not efficiently served by transportation facilities, and compatible higher densities may be planned in areas that can be efficiently served with transportation facilities (and other public facilities) pursuant to the future land use plan.
- Objective 3: Williamson County will coordinate with other municipal and regional agencies to plan for transportation improvements in a method that will improve the timing of development related to transportation improvements. Specifically, new roadways or roadway improvements will be promoted to be concurrent with new growth and development. [Transportation Consensus]
- Objective 4: Williamson County will coordinate transportation improvements and level of service standards using the Comprehensive Plan as a tool. Specifically, Rural Areas that are intended to remain rural will continue to be provided with rural levels of service.
- Objective 5: Williamson County will work with municipal, regional, and state agencies to incorporate context sensitive road designs to minimize negative impacts from new roadway projects, especially along designated historic or scenic corridors.

Goal 2: Transportation Alternatives

Williamson County will continue to explore and promote mechanisms to alleviate traffic congestion through the use of alternative modes of transportation, and better management of the existing road network.

- Objective 1: Williamson County will continue to identify opportunities to incorporate alternative transportation modes. In particular, Williamson County will cooperate with other jurisdictions to promote alternative modes of transportation on a regional basis. [Transportation Consensus]

Economic Development Goals and Objectives

Goal 1: Balanced Economy

Williamson County will have a growing and balanced economy, which will equitably benefit all segments of the population and will be consistent with prudent management of the County's resources.

- Objective 1: Williamson County will promote the retention and expansion of existing businesses.
- Objective 2: Williamson County will use economic development opportunities as a method of funding growth and the related infrastructure and public facilities impacts that growth creates. [Public Services Consensus]
- Objective 3: Williamson County will focus economic development opportunities in Planned Growth Areas and within the Urban Growth Boundaries, with the exception that agricultural, heritage tourism, or rural oriented businesses are encouraged in Rural Areas.
- Objective 4: Williamson County will encourage the retention of local retail in Rural Areas, and encourage new compatible small scale local retail in Rural Areas.

Housing Goals and Objectives

Goal 1: Quality and Diverse Housing

Williamson County will have a balanced range of adequate life-span housing options designed to meet the needs of its ever changing demographics.

- Objective 1: A better balance of housing price points will be targeted in order to provide a diverse range of housing options.

- Objective 2: Housing diversity will be further pursued to meet the needs of the County's changing demographics, including higher density and attached housing options in targeted areas, particularly targeted at the aging population.
- Objective 3: In order to provide a variety of viable housing options, the County will promote and encourage the preservation of the existing housing stock.
- Objective 4: Compatible infill housing will be encouraged as a means to providing housing diversity.

Intergovernmental Coordination Goals and Objectives

Goal 1: Regional Coordination

Regional coordination will be emphasized. This coordination will set regional priorities, identify shared needs, and find collaborative solutions, particularly related to problems that transcend local jurisdiction boundaries.

- Objective 1: Williamson County, the cities within the county, and the school system will work together to achieve the mutual goals and policies and to efficiently plan for development in the community as a whole and not as individual parts. [Government Consensus]
- Objective 2: Intergovernmental coordination mechanisms and processes will be explored and implemented with other jurisdictions in order to implement the policies of this Plan, including adjacent local governments, school boards, and other units of government providing services. [Government Consensus]
- Objective 3: Williamson County will develop mechanisms designed to coordinate with the applicable portions of its land use plan with the land use plans of the municipalities, school boards and other entities. These mechanisms will be designed to ensure compatibility with those various plans and will coordinate the locations of new facilities that affect land use patterns and services. [Government Consensus]
- Objective 4: Williamson County will develop mechanisms to resolve conflicts with other local governments, coordinate the impacts of development on adjacent areas or communities, share services or information, and engage in coordinated planning in Urban Growth Areas. [Government Consensus]

- Objective 5: Williamson County will develop intergovernmental tools in collaboration with the municipalities that address interim planning policies within the designated Urban Growth Boundaries prior to the time at which territory is annexed to the municipalities.

Department Goals for 2006

The Planning Department has established a number of goals for the coming year. Chief among these goals is completing the Comprehensive Plan update, which will articulate a refined vision for the future growth and development of the unincorporated County. Additionally, the department will begin planning efforts to implement the updated Plan, which will likely involve updates to the Zoning Ordinance, the Subdivision Regulations, and the Major Thoroughfare Plan.

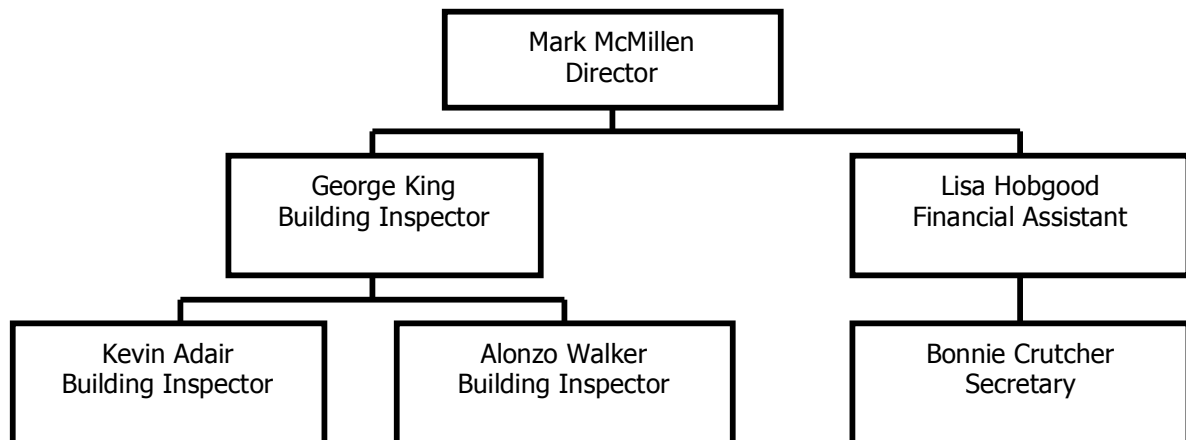
Building Codes

Introduction

Serving an integral role in the development of Williamson County, the Department of Building Codes insures that all construction within the unincorporated areas of the County meets current building codes adopted by the Board of Commissioners.

Organization

Grouped under Community Development with Codes Compliance, Engineering and Planning, the Building Codes Department is directed by Mark McMillen. He is assisted in the field by Inspectors George King, Alonzo Walker and Kevin Adair. Office assistance is provided by Lisa Hobgood and Bonnie Crutcher.

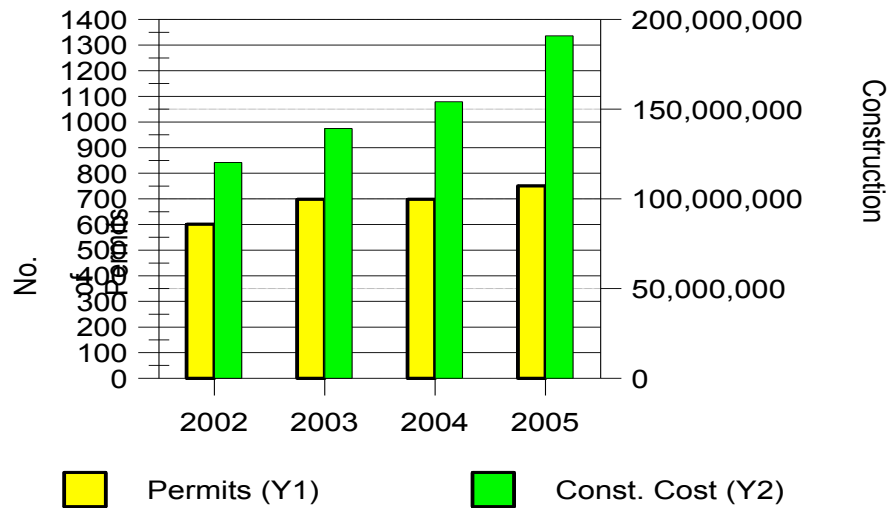


Building Permits

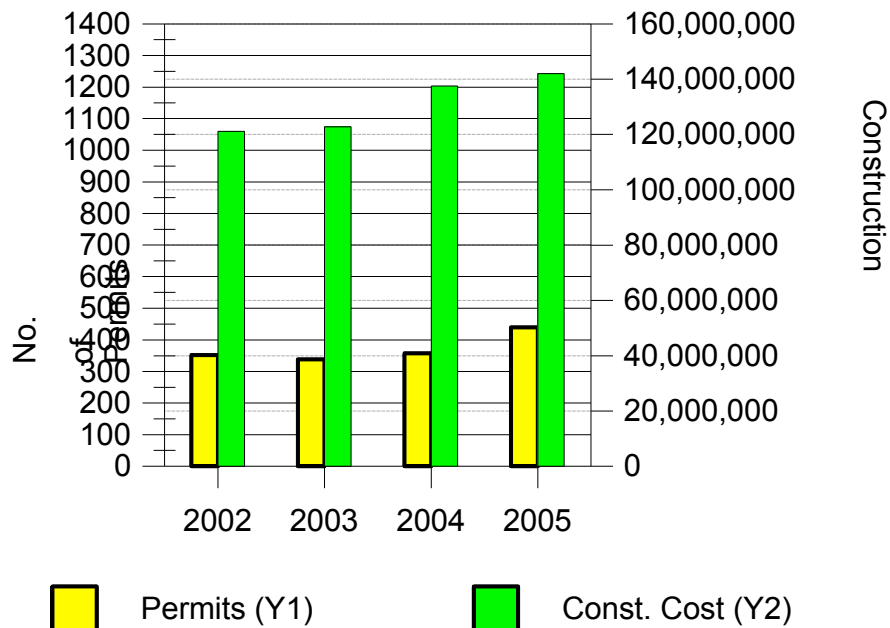
Williamson County continues to grow at a strong rate. Much growth has occurred in the southern part of the County within Spring Hill. We continue to see growth in much of the County, however, due to annexation the total number of permits issued has declined. The total number of permits in 2005 was 865 with a total valuation of \$221,088,903.25 (including 431 permits for new construction having a total valuation of \$187,599,197.00) which generated an excess of 5,719 inspections that were performed. Total permits for 2004 were 791 with a total

valuation of just over \$171,639.078 (including 360 permits for new construction having a total valuation of \$138,268,150.00). The following chart indicates the number of permits and valuation for the past four years issued in all categories for which permits are issued within the County.

Total Building Permits



Total New Construction



Adequate Facilities Tax

Officially referred to as Privilege Tax, this tax is assessed on new residential and commercial structures to offset the cost of growth on the County's infrastructure. Building Codes has the responsibility of assessing and collecting this tax for both the unincorporated area of the county as well as for the cities of Brentwood, Franklin and Spring Hill. These funds, once collected, are deposited with the County Trustee.

All new County residential construction is assessed at \$1.00 per square foot, including areas that may be completed at a later date. Areas not included are unfinished basements, garages, carports, porches and accessory structures. All County commercial structures under roof are computed at 34 cents per square foot. This includes areas such as bank drive thru, covered service station islands and material storage areas. City residential construction is also assessed at \$1.00 per square foot. The distribution of residential and commercial revenues are listed in the tables below.

County Residential Revenue Distribution

<u>Purpose</u>	<u>Amount</u>
Schools	\$0.70
Roads	\$0.20
Parks/Rec.	\$0.08
Fire Protection\$	\$0.02

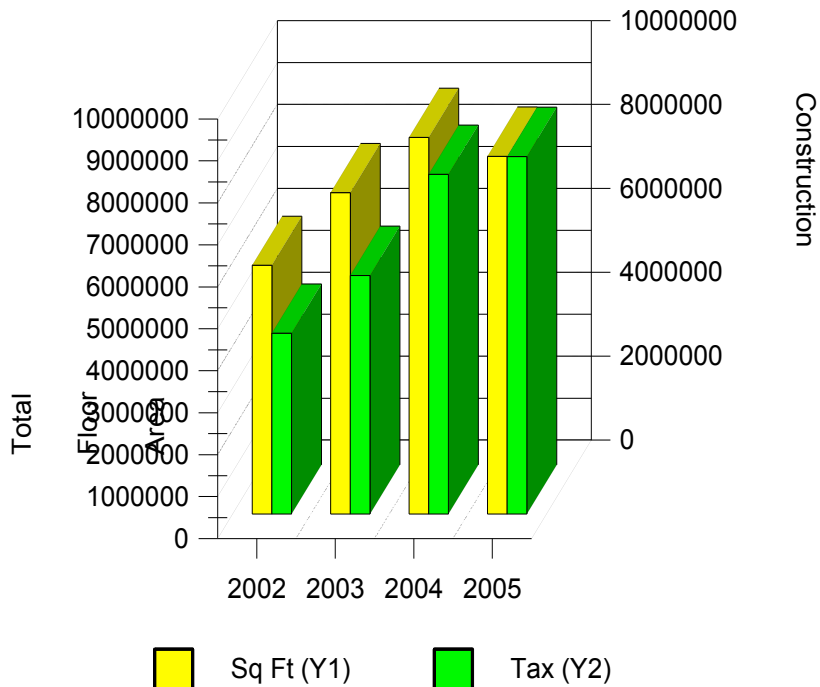
Commercial Revenue Distribution

<u>Purpose</u>	<u>Amount</u>
Roads	\$0.30
Fire Protection	\$0.04

City Residential Revenue Distribution

<u>Purpose</u>	<u>Amount</u>
Schools	\$0.92
Parks/Rec.	\$0.08

Facilities Tax: 2002 - 2005



Analysis

Continued growth of residential and commercial construction activity in Williamson County is anticipated for 2006. Building Codes will endeavor to insure the quality of construction of both residential and commercial while meeting these demands.

Department Goals for 2006

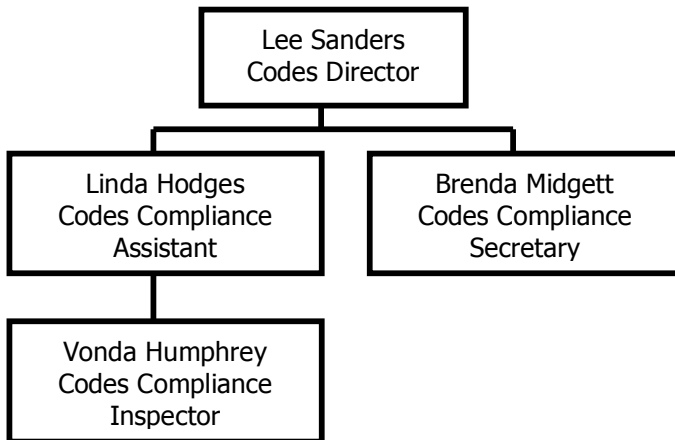
In the year 2006, the Building Codes Department will strive to achieve better communications with contractors regarding the current building codes to develop better quality homes and insure public safety in commercial structures within the county jurisdiction. In an effort to be more consistent with enforcement of codes we will also seek to adopt the 2003 version of the International Code, which has already been adopted by surrounding jurisdictions in the near future.

Codes Compliance

Introduction

Codes Compliance plays an integral role in maintaining the quality of life in Williamson County, assisting developers and the general public negotiating zoning and other regulations to the mutual benefit of both. This department is responsible for support of the Board of Zoning Appeals and other boards for the routine processes of administering and interpreting the Zoning Ordinance, Subdivision Regulations and Flood Plain Regulations, and for specific research as the need arises. Codes Compliance is the enforcement branch of the Community Development Office.

Codes Compliance is located on the 4th floor of the Administrative Complex, along with the Building Codes, Planning and Engineering Departments. Codes Compliance activities are directed by Lee Sanders, Codes Director, who is assisted by Linda Hodges, Vonda Humphrey and Brenda Midgett.



Cases Before the Board of Zoning Appeals 2001-2005

Board of Zoning Appeals Cases For	Total 2001	Total 2002	Total 2003	Total 2004	Total 2005
Total Agenda Items	33	21	31	26	22
Variances	12	9	11	14	13
Appeals	2	0	0	1	2
Special Uses	19	9	7	9	7
Mobile home as Temporary Residence	2	2	1	2	2
Accessory dwelling	3	3	3	3	0
Farm Employee Housing	4	0	0	1	0
Communications tower	9	1	0	2	0
Events of Public Interest	N/A	N/A	N/A	N/A	4

Family or adult day care	0	2	0	1	0
Other	0	2	6	1	0
Old Business	0	1	7	1	1

Board of Zoning Appeals Members for 2005

Dave Ausbrooks - Chairman

Ed Jagers - Vice Chairman

Steve Wherley - Secretary

Don Crohan - Representing the Planning Commission

Sue Workman - Regular member

Inspections

The Codes Compliance Department is also responsible for numerous inspections and related enforcement. Some of these inspections are based on building permit activity and some are initiated from complaints received from the public. Compliance inspectors are expected to initiate inspections of violations and non-permitted construction as they patrol the county.

Activity	2001	2002	2003	2004	2005
Complaints logged	196	175	199	218	198
Complaints/ no violation cited	55	49	57	65	74
General Code violations	74	126	31	63	115

Cases closed this year	173	192	168	177	205
Court Appearances	5	3	0	0	2
Signs removed	291	377	369	388	341
Sign violation notices	23	74	98	117	97
Sign permits	121	123	119	88	96
Sign inspections	29	34	17	NA	NA
Overgrown lot violations	44	17	17	14	13
Pool Fence inspections	264	160	167	224	299
Replace inspections no bonds		36	18	NA	NA
Mobile home inspections	56	64	35	69	62
Builder Bond	169	155	129	NA	NA
Replacement inspections		36	42	45	56

Junk cars cases		36	30	36	20
Zoning Advisory Letters		29	19	27	21
Department phone calls	1498	1486	1686	1710	1712
Permits Reviewed			1253	1343	1388

Department Goals for 2006

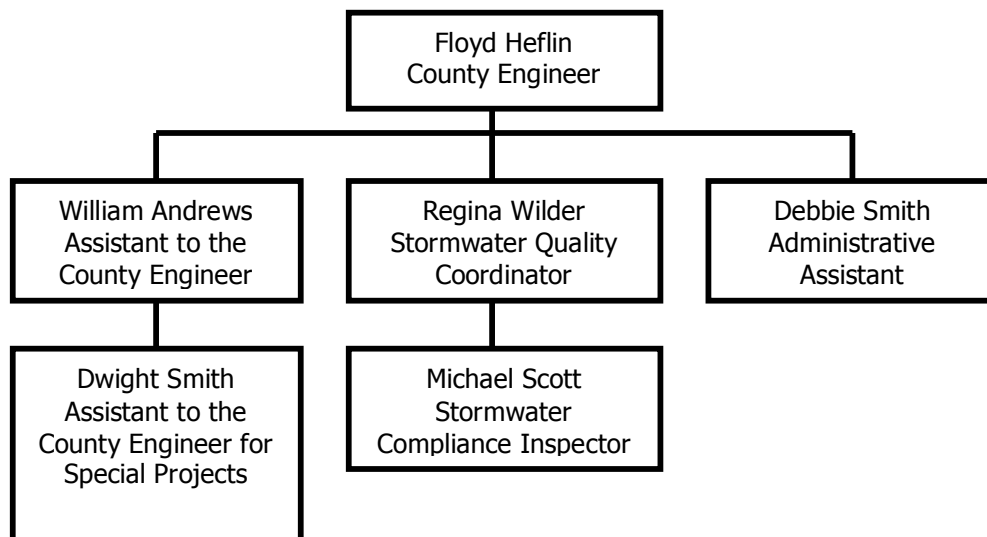
The goals of the Codes Compliance Department is for the continuation of the fair and equitable administration and enforcement of the ordinances and plans adopted by the Williamson County Board of Commissioners.

Engineering

Introduction

County Engineering plays a prominent role in maintaining the quality of development in Williamson County while assisting developers and the general public in interpreting development regulations and implementing their requirements. This Department is responsible for support to the County Commission, Storm Water Appeals Board, Highway Commission, Planning Commission, and other boards for the routine processes of administering and interpreting the Storm Water Management Regulations, Subdivision Regulations, Zoning Ordinance, FEMA (Federal Emergency Management Agency) Regulations, engineering practices, and for specific research as the need arises.

County Engineering is located in Community Development along with Building Codes, Codes Compliance, and County Planning. Engineering activities are directed by Floyd Heflin, P.E., County Engineer, who is assisted by William Andrews, Regina Wilder, Dwight Smith, Michael Scott and Debbie Smith.



Overview

The Engineering Department is an integral part of the Community Development team. One of the main duties of the Department is to review and approve all construction plans for new development. This review now includes storm water quality requirements imposed by our Municipal Separate Storm Sewer System (MS4) permit with the Tennessee Department of Environment and Conservation (TDEC), Division of Water Pollution Control. Letters of credit for these proposed

construction projects are also estimated and established. When on-site stormwater detention is neither possible nor practical for these developments, funds in-lieu-of detention are estimated, levied, and placed in an account for use on community stormwater management projects of greater magnitude. Field inspections and status reports on work in progress are also performed on a regular basis.

Other responsibilities vary from coordination of infrastructure testing and outside consultants, to assisting County residents with drainage and erosion control issues. Additionally, traffic and roadway issues, floodplain management, storm water enforcement, and various engineering-related concerns are addressed daily. The Engineering Department coordinates with the Highway Department as required concerning new development affecting County maintained roadways. Land Disturbance permits are also issued from the Engineering Department after review and approval of grading, drainage, and erosion control plans.

Surety

The Engineering Department establishes surety amounts for roads, drainage, and erosion control. Letters of credit for new development are received at the final plat stage as required by the Planning Commission. Letters of credit help insure proper performance during construction, and high infrastructure quality upon completion. Currently, the Engineering Department holds letters of credit totaling \$10,684,000. In 2005, some 4.867 miles of roadway were released from surety and accepted by the Highway Commission and County Commission for addition to the County road system.

Land Disturbance Permits

During 2005, the permit originally referred to as a grading permit, became the Land Disturbance Permit. This was the result of the new Storm Water Management Regulations that went into effect 01/01/05. As a result, any activity disturbing more than one acre of land must provide a site specific erosion control plan. Consistent with TDEC regulations, this includes lots less than one acre of size which are part of a larger plan of development. During 2005, 232 permits were issued for individual lots at a cost of \$150 per permit, while 14 permits were issued for subdivisions or non-residential site plans at a cost of \$300 per permit. Total Land Disturbance Permit fees equaled \$39,000.

Blasting Information

Although no permit is issued by the County, applicants are required to disclose the purpose for blasting, when the blasting will occur, what explosives will be used, how the blasting will be supervised and by whom, and what safety measures will be used to protect the surrounding property owners from sustaining damages. The applicant is also required to provide this office with a certificate of insurance stating the extent of their coverage. Blasting is regulated by the State Fire Marshal's Office.

Floodplain Management

A continuing effort is being made to address and improve challenges associated with floodplain management. The Engineering Department assists the public on a daily basis concerning floodplain inquiries. We have also revised our floodplain regulations following a FEMA (Federal Emergency Management Agency) Flood Study Analysis audit in 2005. The revised Floodplain section of the Zoning Ordinance was adopted by the County Commission in July and represents a progressive and FEMA compliant approach to land use regulation in the floodplain. The new regulations more closely resemble FEMA's model ordinance, and like our previous regulations, exceed the minimum requirements.

FEMA has issued new preliminary maps for Williamson County including incorporated areas. These maps have included detailed flood elevation information for certain tributaries which were previously unstudied. Also, the existing floodplain information was re-mapped using more accurate topographical information. The new maps will hopefully become final in 2006. The new floodplain information will be received in digital format and available on the County's internet mapping system.

Detention Facilities

Detention facilities are engineered devices that insure that the rate (and to some extent the volume) of storm water runoff is no greater after development than it was prior to proposed construction. There are occasions where detention is not advantageous at a particular site within a drainage basin. When it is determined that detention at the project site is not a suitable Best Management Practice (BMP), funds in-lieu-of detention are levied against the development. These funds are collected and placed into an escrow account to be used on regional projects that benefit the County as a whole. \$15,882 was collected in 2005. Examples of areas where these funds are utilized are summarized as follows:

- Federal cost sharing programs with the Corps of Engineers to study potential locations for regional detention facilities, flood gages, or other storm water management facilities.

- Professional fees for verifying data, establishing floodplain information, and developing storm water management programs.
- GIS and watershed modeling
- Maintenance of existing regional storm water facilities.

Stormwater Quality, Erosion/Siltation ControlErosion/Siltation Control

Regina Wilder and Michael Scott joined the Engineering team in 2005. Regina is the Storm Water Quality Coordinator, while Michael is our Storm Water Inspector. Regina manages the County's Phase II National Pollutant Discharge Elimination System (NPDES) MS4 permit. Requirements of the permit include controlling construction site runoff and illicit discharges. Other components involve public education, community involvement, and enforcement. \$9,850 in storm water penalties were collected during 2006.

Regina also coordinates the agenda for the Storm Water Appeals Board. This Board meets monthly as needed to hear appeals of the Storm Water Management Regulations. Two appeals were heard in 2005 representing \$200 in application fees.

Department Goals for 2006

It is the desire of the Engineering Department to work in a cooperative effort with other Departments, elected officials and County residents to continue to promote and protect the health, safety, and welfare of all citizens and to enhance the environment and infrastructure of Williamson County.

Table of Contents

Community Development.....	1
Introduction.....	1
County Planning	2
Introduction.....	2
Overview	2
Zoning Certificates	3
Map Amendments	4
Text Amendments.....	4
Major Subdivisions.....	4
Minor Subdivisions.....	5
Plat Revisions.....	5
Non-Residential Site Plans.....	5
Conditional Uses.....	6
Update to the Williamson County Comprehensive Plan.....	7
Draft of the Goals and Objectives for the Update to the Williamson County Comprehensive Plan	7
Department Goals for 2006	16
Building Codes.....	17
Introduction.....	17
Organization	17
Building Permits	17
Adequate Facilities Tax	19
Analysis	20
Department Goals for 2006	20
Codes Compliance	21
Introduction.....	21
Inspections	23
Department Goals for 2006	25
Engineering	26
Introduction.....	26
Surety	27
Land Disturbance Permits	27
Blasting Information	28
Department Goals for 2006	29